

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

LANDS – Visakhapatnam District - Nerellavalasa (V), Bheemunipatnam (M) – Allotment of Government land admeasuring Ac. 373.95 cents in Sy. No.118 (old Sy. No.49/1) at Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam District in favour of Bheemunipatnam Cooperative Building Society Limited, Bheemunipatnam on payment of Rs.98,000/- per acre for allotment of house-site to its Members and also to set apart certain extent for weaker-section housing – Orders issued in G.O. Ms. No.678 dated 9.12.2012 – Clearance of CRZ – Regarding.

---

Revenue (Assignments.I) Department

**G.O. Ms. No. 110**

**Dated 19.2.2013.**

Read the following :-

G.O. Ms. No.678, Revenue (Assn.I/2) Deparrtment dated 9.12.2012.

-:0:-

**ORDER:**

In the reference read above the government have issued orders according permission for allotment of Government land admeasuring Ac. 373.95 cents in Sy. No.118 (old Sy. No.49/1) at Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam District in favour of Bheemunipatnam Cooperative Building Society Limited, Bheemunipatnam on payment of Rs.98,000/- (Rupees ninety eight thousand) only per acre for allotment of house-site to its Members. The above allotment of government land is subject to adhering the certain conditions mentioned therein.

**2.** The Environment, Forest, Science & Technology (Env.) Department have informed that the Survey No.49 (old) of Nerellavalasa (V) of Bhimunipatnam Mandal in Visakhapatnam District is Ac.1189.93 cents and an extent of Ac.330 of land is covered in Costal Regulation Zone (CRZ) area. The coverage of CRZ area extends from High Tide Line (HTL) to 500 mtrs towards landward side. The total area of 330 acres is classified as CRZ-I and CRZ-III as defined in Coastal Regulation Zone Notification, 1991, which is revised in 2011 by superseding the 1991 CRZ Notification. An extent of 90 acres falling along the sea coast and ravine lands ( areas covered by red earth mounds) and also covered by sand dunes is classified as CRZ-I. The lands also include inter-tidal zone i.e. the area lying in between LTL and High Tide Line. The red earth mounds are considered as geological formations developed over a period of time due to action of high velocity water from hinterland. The compacted soil from hard rock of disintegrated nodules of lateritic origin exists all along the gullies. All such areas are also included as CRZ-I being ecologically sensitive in nature. The remaining area of 240 acres is classified as CRZ-III. An extent of 45 acres of land out of 240 acres is falling in No Development Zone (NDZ) where no construction activity is permitted except as permissible under CRZ Notification which extends from shoreline to 200 mtrs. The remaining area of 195 acres is covered in between 200-500 m of High Tide Line where construction of dwelling units is regulated and needs prior permission from the Coastal Zone Management Authority. The CRZ Notification, 2011 stipulates that construction or reconstruction of dwelling units are permissible, so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goarthans. Building Permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of a construction not exceeding 9mtrs with two floors ( ground + one floor).

contd.2.

**3.** The government have further observed that the Indian Navy, under the Ministry of Defence, is having a sensitive installation known as "INS Kalinga" where "Underwater Terminal Performance Measuring Facility" of Eastern Naval Command, is established to test the performance of weapons.

**4.** The government having regard to the CRZ Notification 2011, and location of "INS Kalinga" and its operations, hereby prescribe the following additional conditions in respect of allotment of government land allotted vide G.O. Ms. No. 678, Revenue (Assn.I) Department dated 9.12.2012.

- (i) The Bheemunipatnam Co-operative House Building Society shall obtain necessary clearances from Ministry of Environment and Forests, Government of India in respect of CRZ Notification 2011 and produce the same to the District Collector – Visakhapatnam before taking up any activity on the site under reference;
- (ii) Any activity on the subject land by the Bheemunipatnam Co-operative Building Society is subject to concurrence of the Eastern Naval Command, Visakhapatnam in view of the close proximity of the sensitive defence installation INS Kalinga.
- (iii) The District Collector – Visakhapatnam shall ensure the clearances / NOCs furnished by the Society are in accordance with the provisions / Notifications in vogue.

**5.** The Chief Commissioner of Land Administration, AP – Hyderabad and the District Collector – Visakhapatnam shall ensure that the conditions stipulated by the government are strictly enforced and take necessary further action accordingly.

B.R.MEENA  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
The Special Chief Secretary & Chief Commissioner  
of Land Administration, AP – Hyderabad.  
The District Collector – Visakhapatnam.  
The Environment, Forest Science & Technology  
Department, AP Secretariat, Hyderabad.

Copy to:  
The Bheemunipatnam Coop.Bldg.Society Ltd.  
Bheemunipatnam (through Collector-Vsptnm.)  
The Flag Officer Commanding in Chief  
Headquarters, Eastern Naval Command,  
Naval Base, Visakhapatnam – 530 014.  
The Housing Department  
The Industries & Commerce Department  
The YAT & C Department  
The MD-AP Housing Board, Hyderabad.  
The VC&MD-APIIC, Hyderabad.  
SF / Sc

/ Forwarded :: By Order /

SECTION OFFICER